

Board of Zoning Appeals

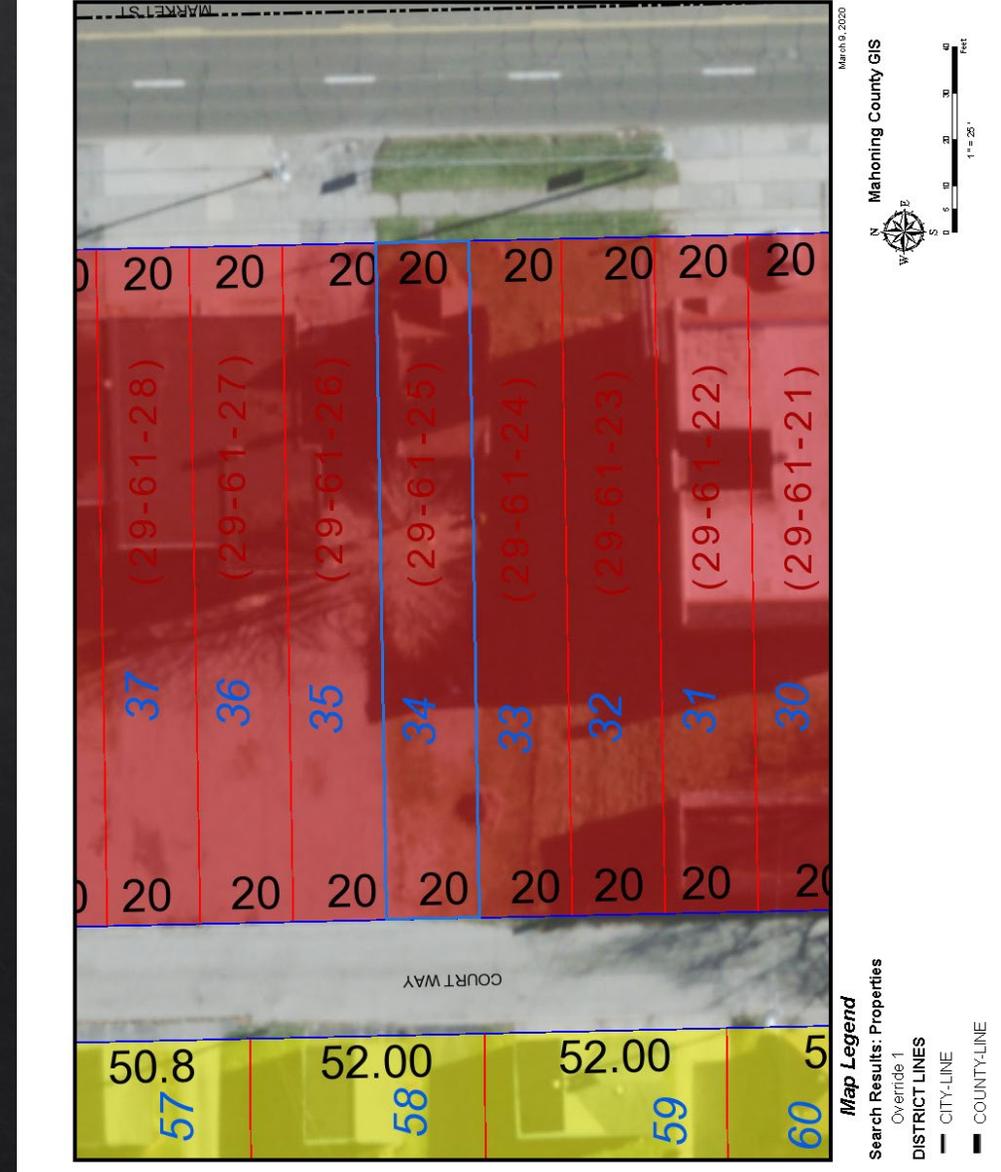
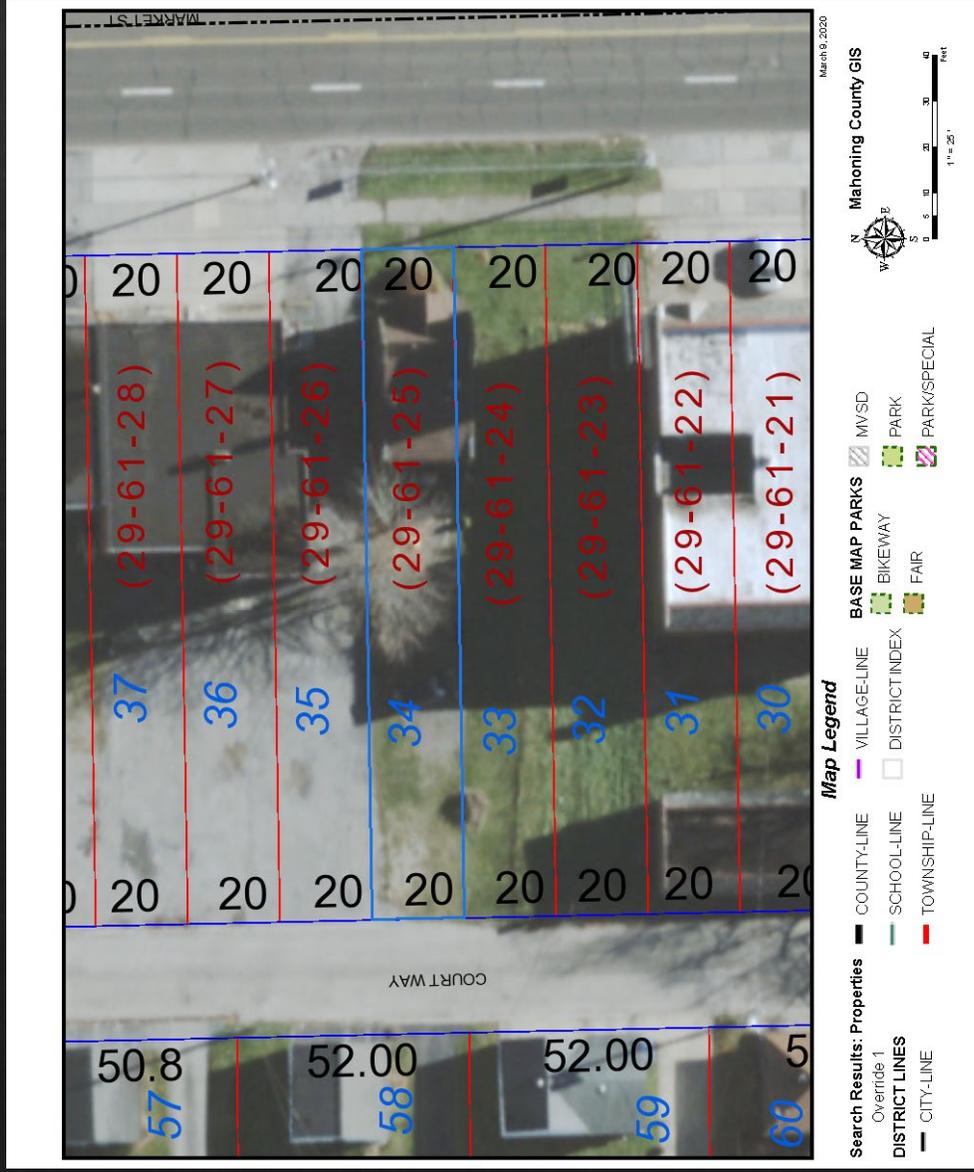
September 22nd 2020 Agenda Items

AC-2020-21 170 Melrose Ave.-Area Variance

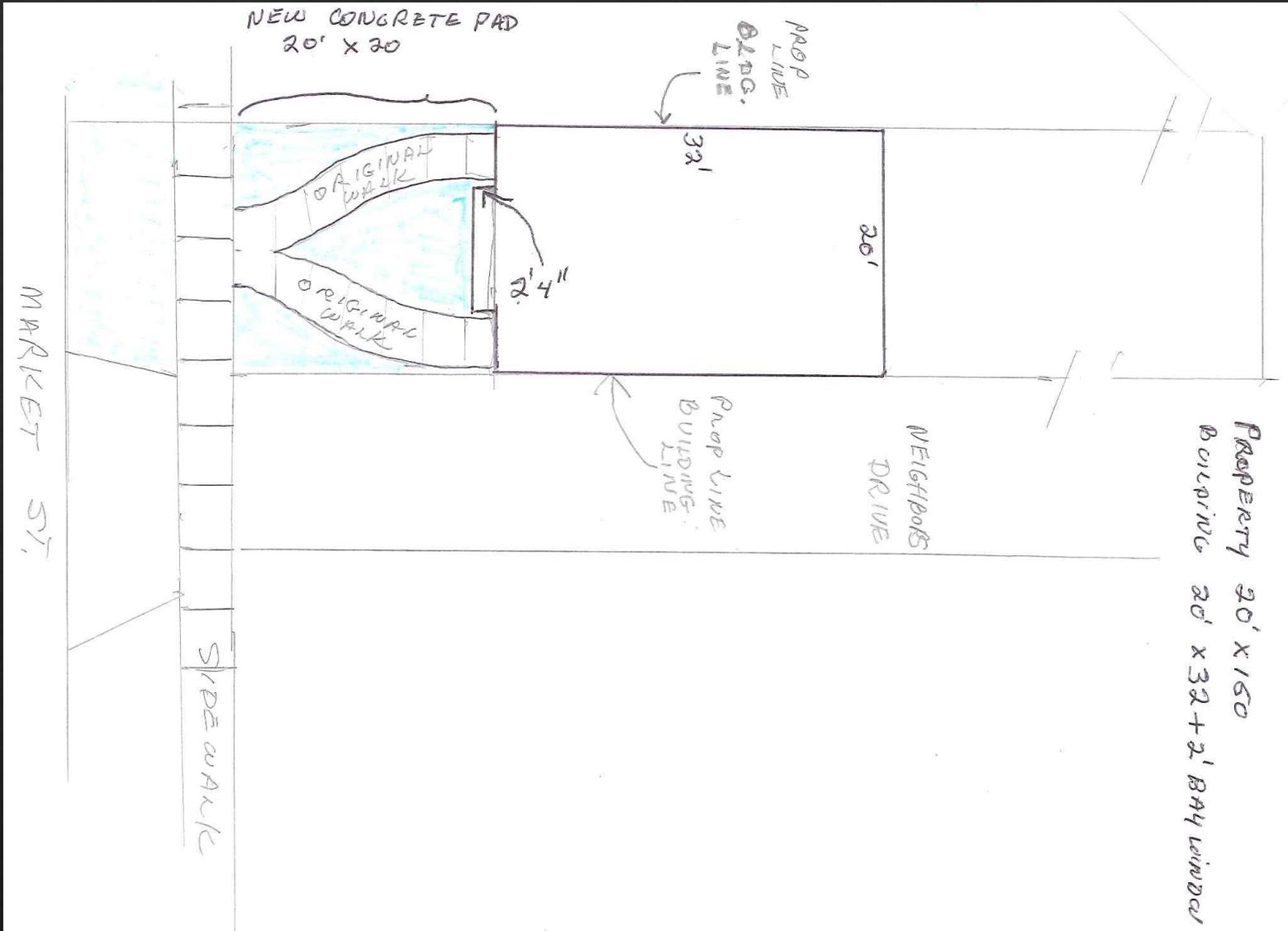
APPEAL CASE AC-2020-07

Jerome Rudzik, property owner, 4218 Market Street, Boardman, Ohio 44512, requests a variance from the terms of the Boardman Township Zoning Resolution, effective October 9, 2019, Article XV, Site Plan Review, B. Parking, 1. To remove greenspace between the right-of-way and building. The property is further known as LOT 34 20 X 150 NEWPORT VILLAGE PLAT, Parcel 29-061-0-025.00-0. Said property is zoned Commercial, in Boardman Township, Mahoning County, State of Ohio.

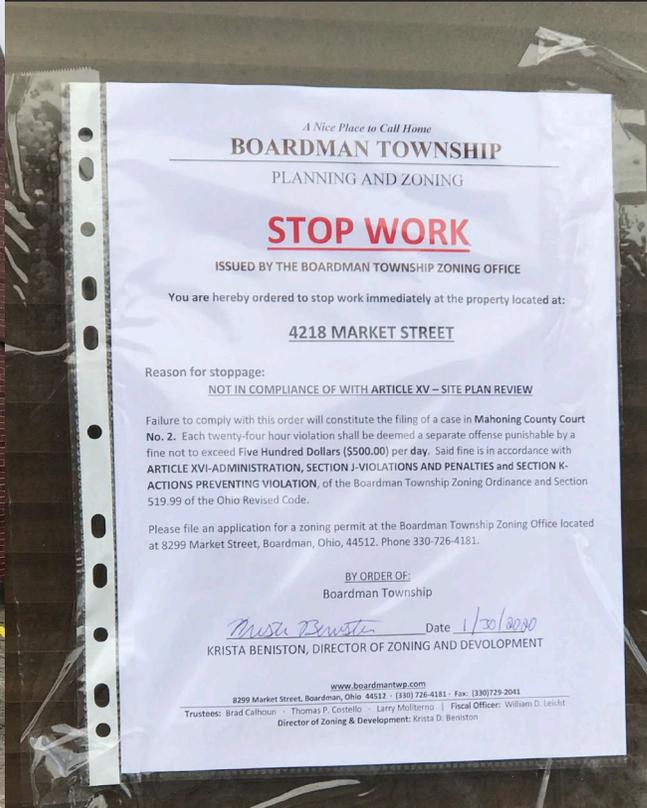
AC-2020-07 4218 Market St.-Area Variance



AC-2020-07 4218 Market St.-Area Variance

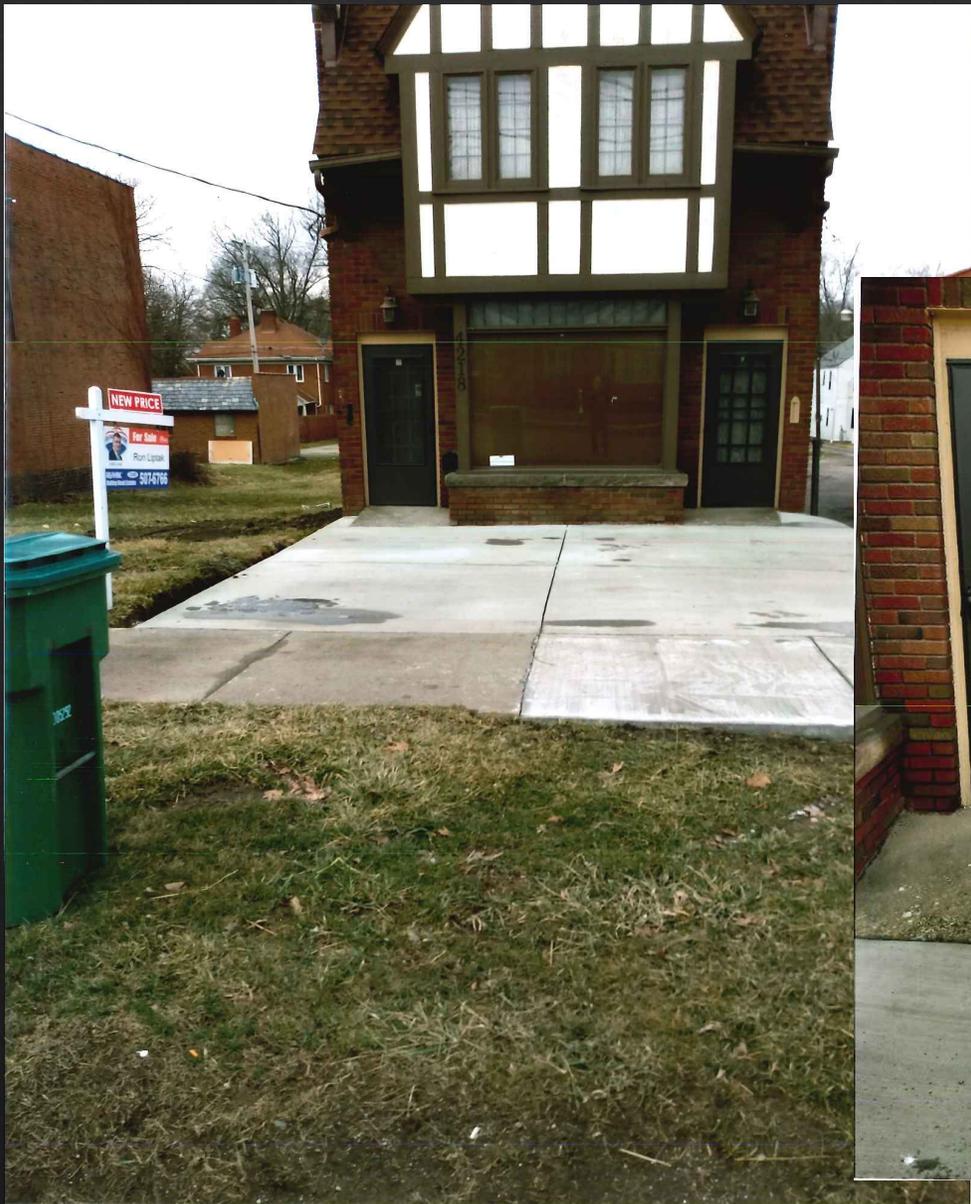


AC-2020-07 4218 Market St.-Area Variance (staff photos)

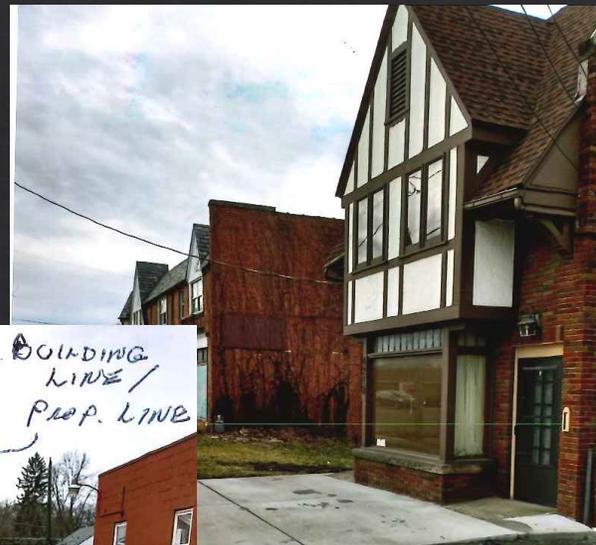


01/31/2020

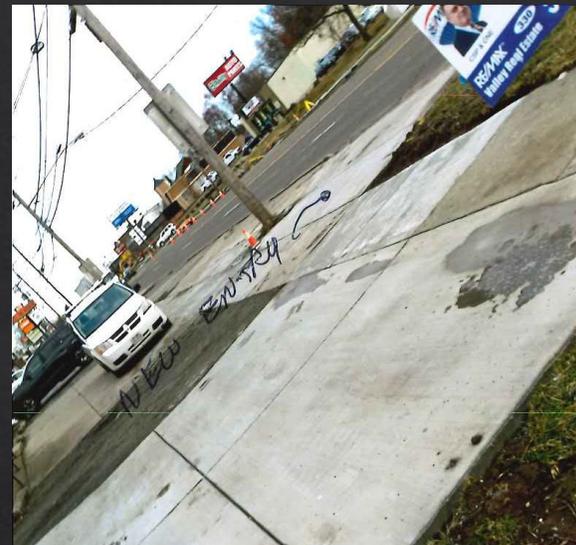
AC-2020-07 4218 Market St.-Area Variance (applicant photos)



BUILDING
LINE /
PROP. LINE



PROPERTY
LINE



BUILD LINE
PROP LINE

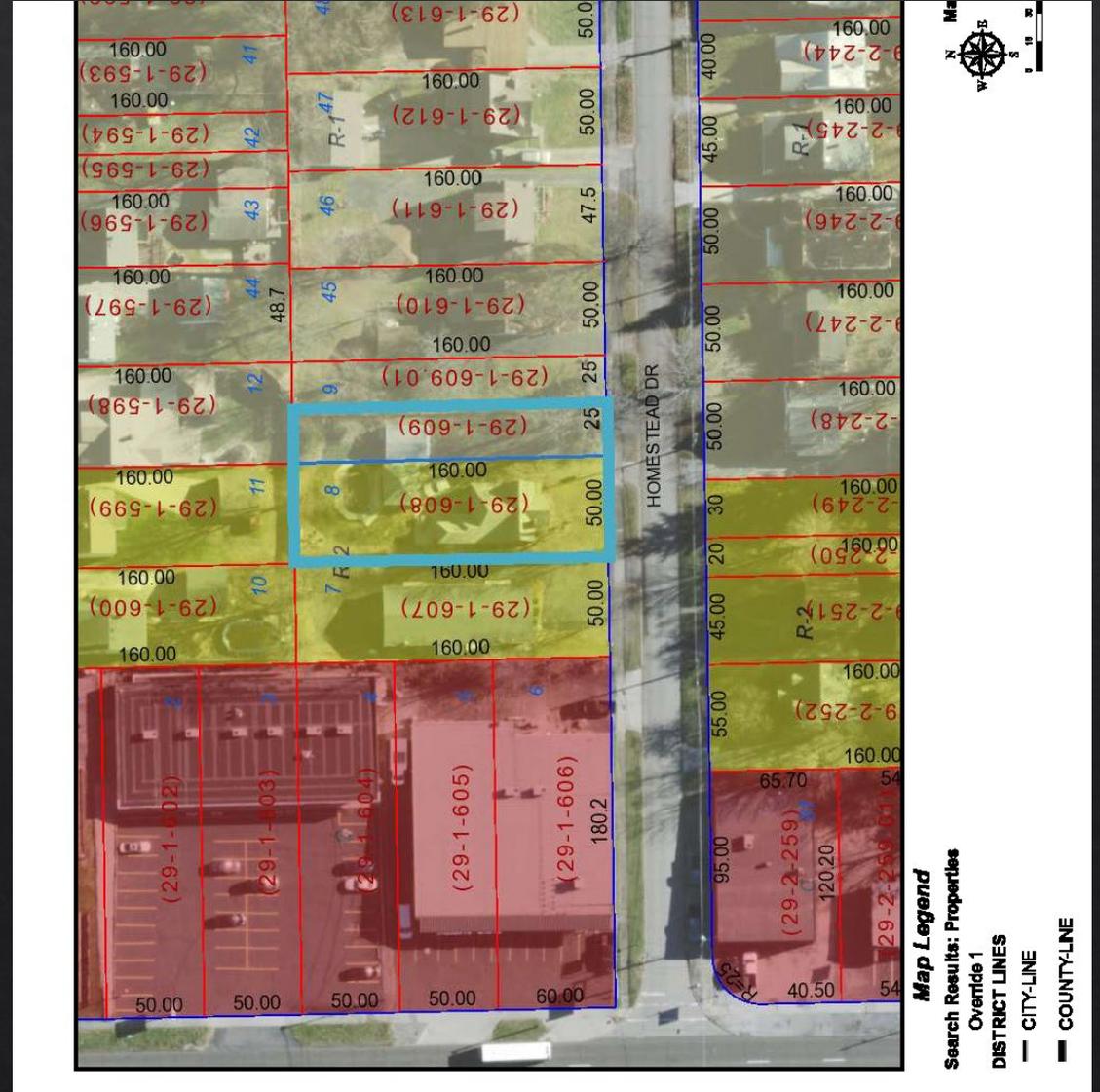
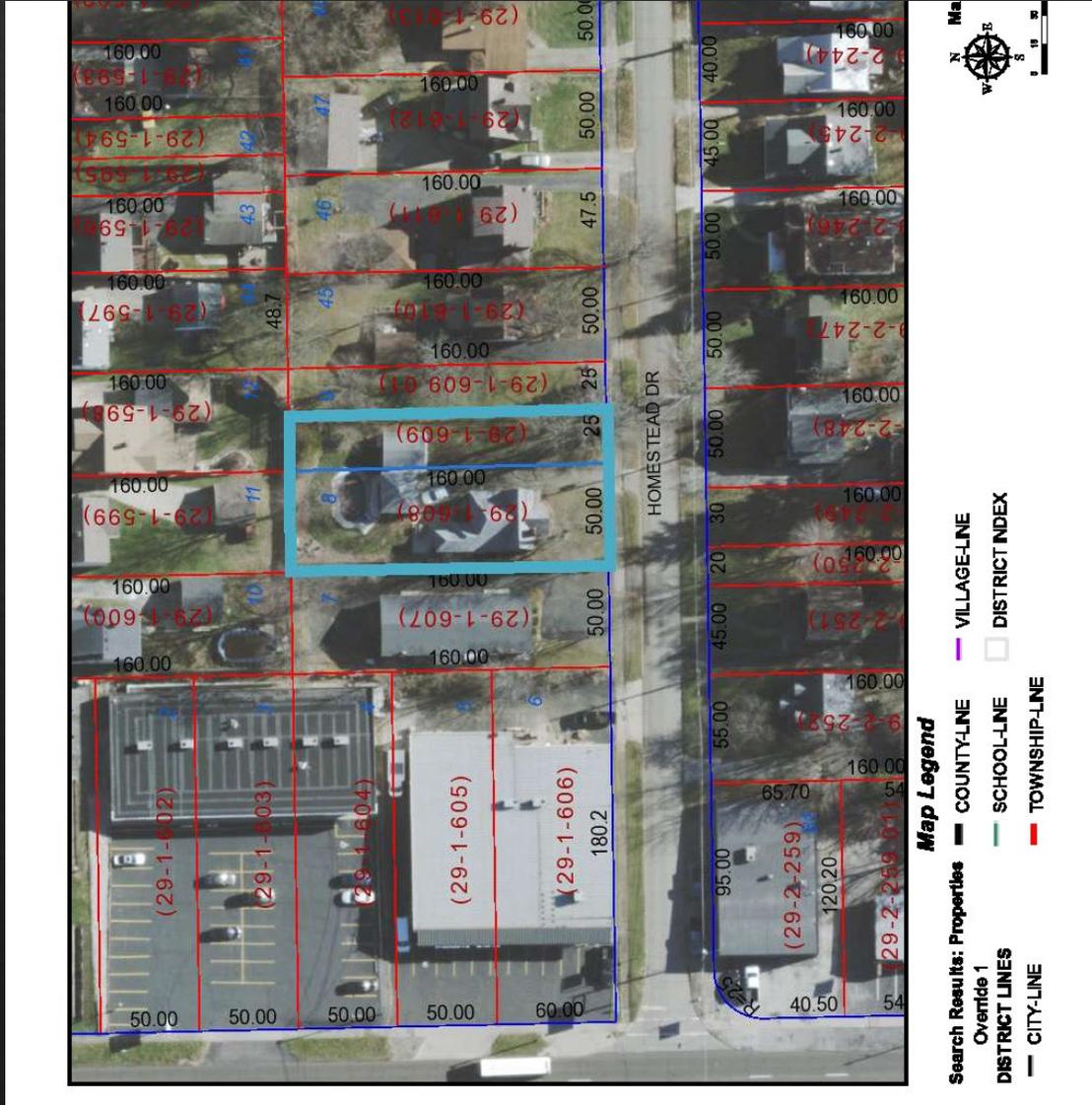
ORIG. WALK
ORIG. WALL

AC-2020-27 22 Homestead Dr.- Area Variance

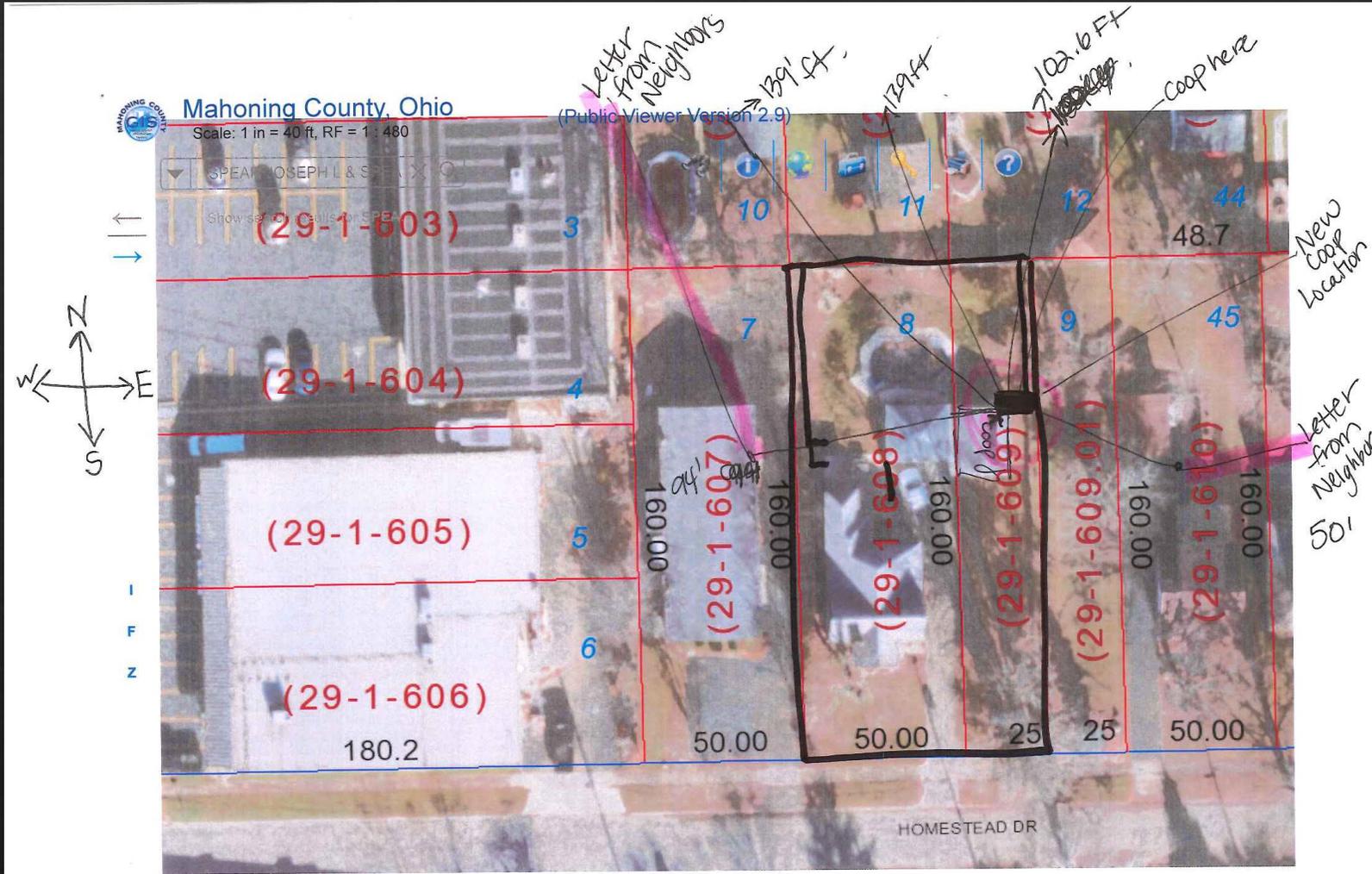
APPEAL CASE AC-2020-27

Maureen & Joseph Spear, property owners, 22 Homestead Dr., Boardman, Ohio 44512, requests a variance from the terms of the Boardman Township Zoning Resolution, effective October 9, 2019, Article V. Residential R-1, D. Private Garages & other outbuildings in order to build a carport 18 x 20, which would be a third outbuilding on the property and Article III. Definitions, Agriculture in order raise chickens at the property within one hundred (100) feet of adjacent residential properties. The property is further known as LOT8,50X160,REPLOFTHEWILLOWSPL & LOT9WESTPART,25X160,REPLOFTHEWILLOWSPL, Parcel 29-001-0-608.00-0 & 29-001-0-609.00-0. Said property is zoned R-1 & R-2 Residential, in Boardman Township, Mahoning County, State of Ohio.

AC-2020-27 22 Homestead Dr.- Area Variance



AC-2020-27 22 Homestead Dr.- Area Variance



Maurleen A Spear
22 Homestead Dr.
Boardman Ohio 44512
330.333.4949
509.844.2130

Zoning R2
29-1-608
29-1-609



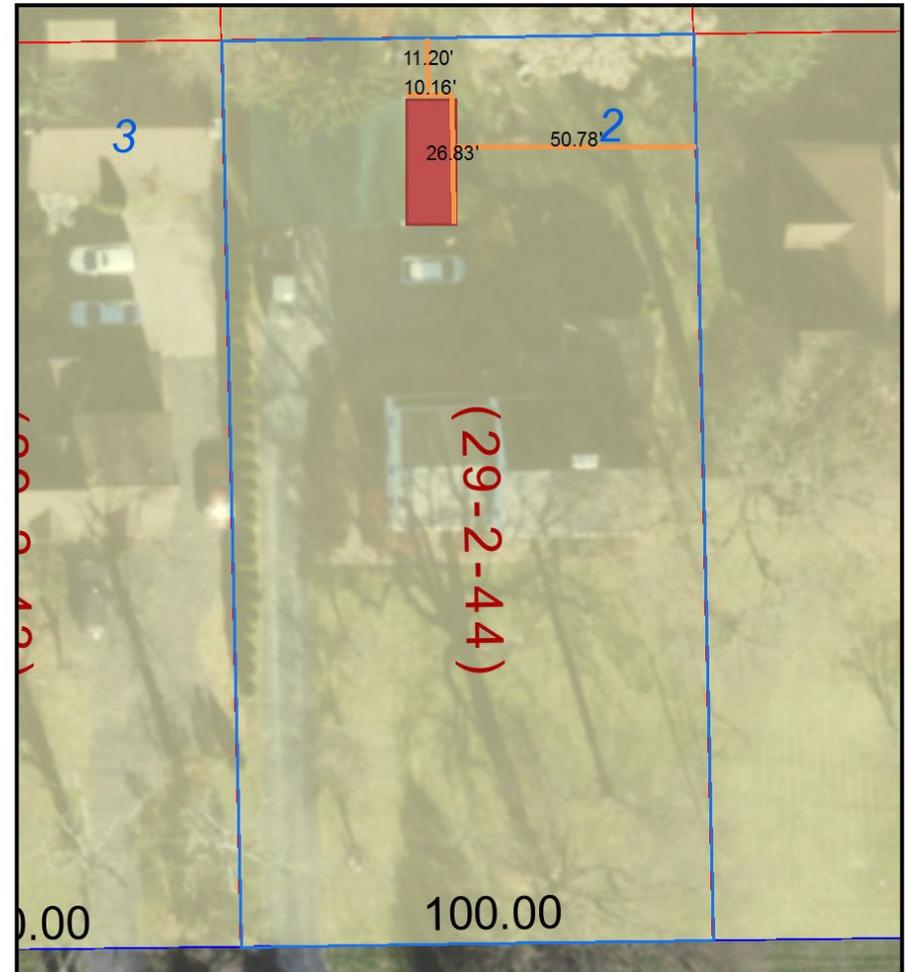
Spear, Joseph + Maurleen
22 Homestead
Boardman OH 44512

AC-2020-28 168 Indianola Rd. - Area Variance

APPEAL CASE AC-2020-28

Jennifer & Richard Van Norde, property owners, 168 Indianola Rd., Boardman, Ohio 44512, requests a variance from the terms of the Boardman Township Zoning Resolution, effective October 9, 2019, Article V. Residential R-1, D. Private Garages & other outbuildings in order to build a 10 x 26 garage addition for a total garage size of nine hundred and eighty (980) square feet. The property is further known as LOT 2 100 X 192 THE WILLOWS PL, Parcel 29-002-0-044.00-0. Said property is zoned R-1 Residential, in Boardman Township, Mahoning County, State of Ohio.

AC-2020-28 168 Indianola Rd. - Area Variance



AC-2020-28 168 Indianola Rd. - Area Variance

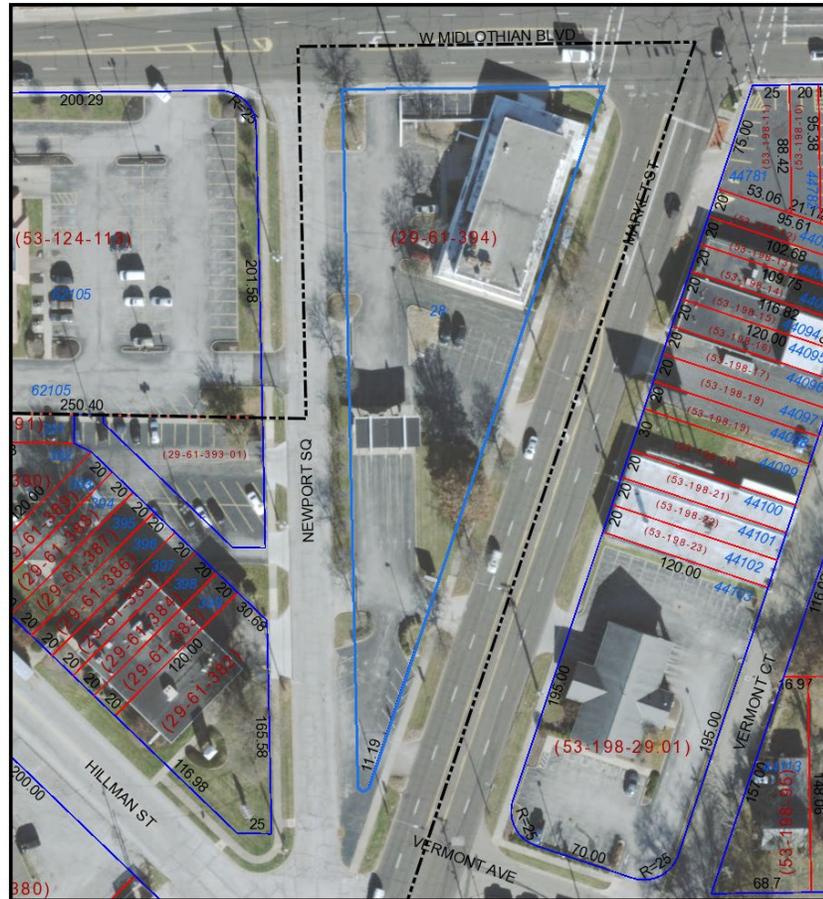


AC-2020-29 3900 Market St.-Area Variance

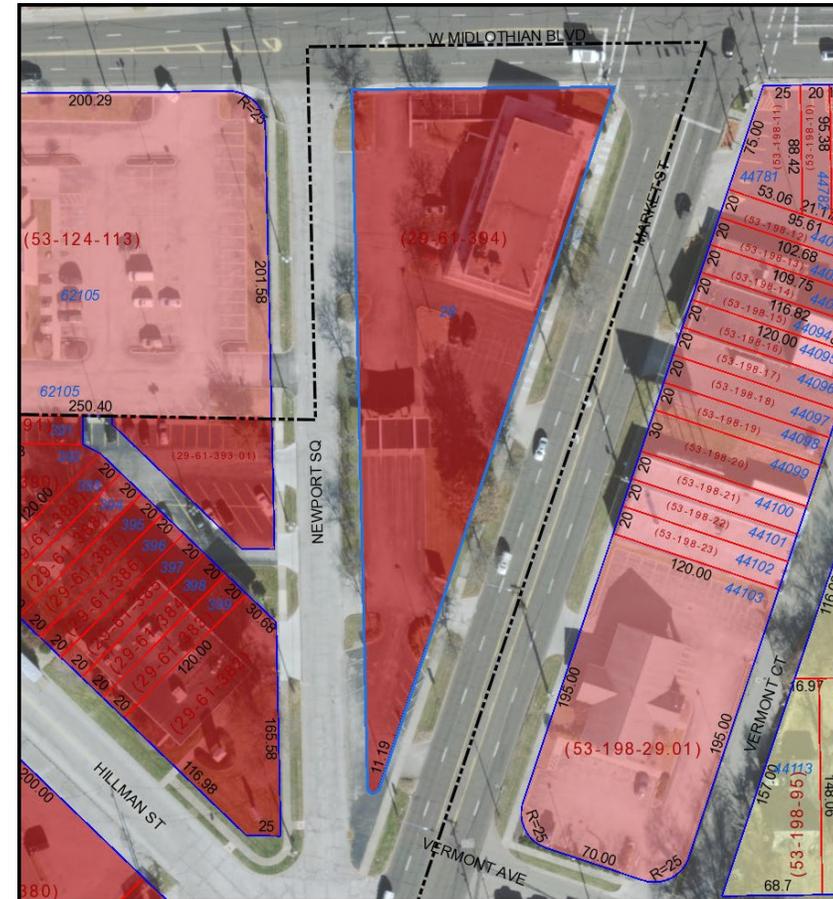
APPEAL CASE AC-2020-29

Western Reserve Port Authority, property owner, 3900 Market Street, Boardman, Ohio 44512, requests a variance from the terms of the Boardman Township Zoning Resolution, effective October 9, 2019, Article XV, Site Plan Review, Part Three B. Parking 1. To reduce front landscape buffer for a portion of Midlothian Blvd. frontage to as little as six (6) feet & to reduce side landscape buffers from five (5) to between three (3) to zero (0) feet from the property line on a portion of Hillman Way & Market St. frontages. The property is further known as LOT 25 517.4 X 182.58 IRR CONSOLIDATION&REPL LT 25, Parcel 29-061-0-394.00-0. Said property is zoned Commercial, in Boardman Township, Mahoning County, State of Ohio.

AC-2020-29 3900 Market St.-Area Variance



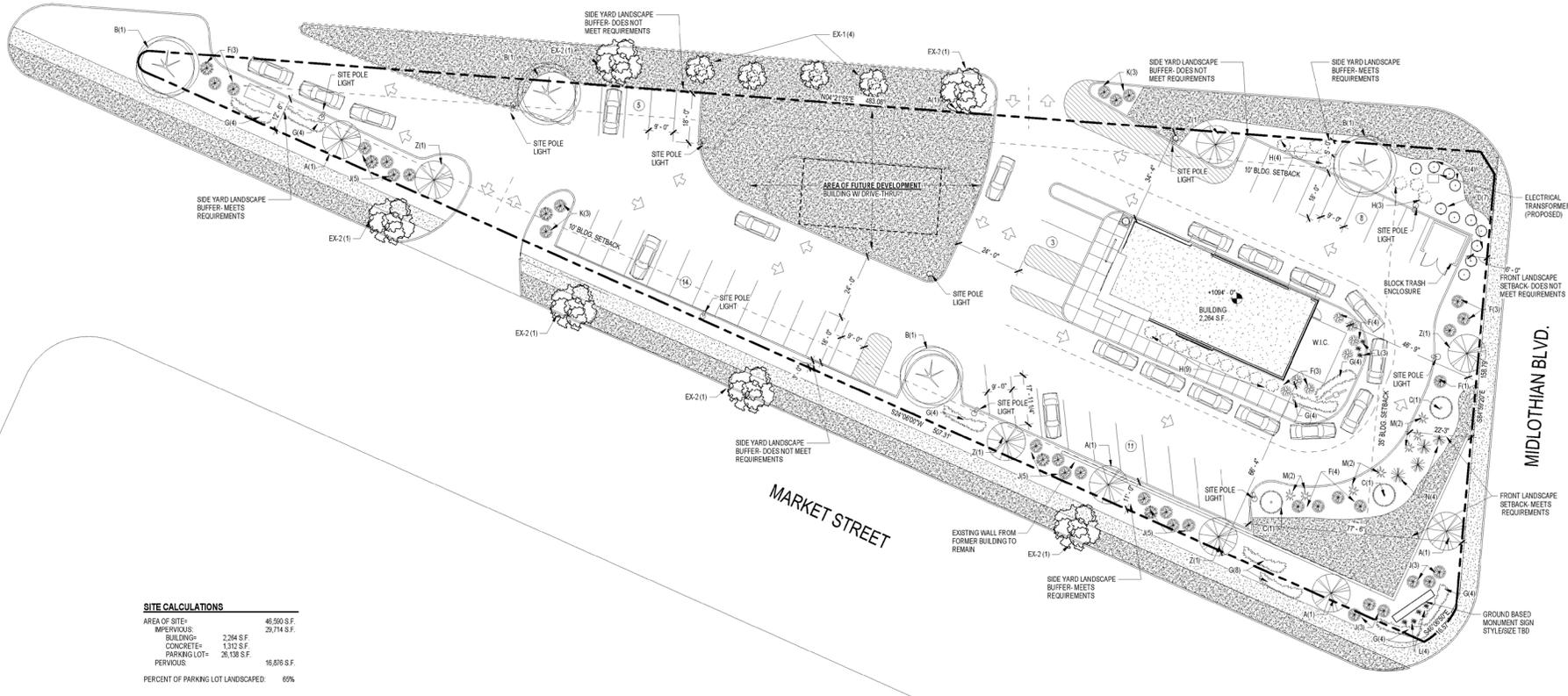
Map Legend



Map Legend



AC-2020-29 3900 Market St.-Area Variance



SITE CALCULATIONS

AREA OF SITE-	46,500 S.F.
IMPERVIOUS-	29,714 S.F.
BUILDING-	2,384 S.F.
CONCRETE-	1,312 S.F.
PARKING LOT-	26,138 S.F.
PERVIOUS-	16,816 S.F.
PERCENT OF PARKING LOT LANDSCAPED-	65%

SET-BACK TABLE

TYPE	DIRECTION	BUILDING REQUIREMENT	BUILDING ACTUAL	COMPLIANCE- BUILDING	LANDSCAPE REQUIREMENT	LANDSCAPE ACTUAL	LANDSCAPE COMPLIANCE
FRONT YARD	NORTH	36'	46'-9"	YES	20'	6'-0" - 22'-3"	NO
SIDE YARD	EAST	10'	56'-4"	YES	3'	3'-0" - 12'-6"	YES
	WEST	10'	34'-4"	YES	3'	0'	NO
REAR YARD	SOUTH	10'	N/A	N/A	N/A	N/A	N/A

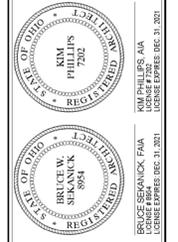
PLANTING SCHEDULE

MARK	COUNT	CATEGORY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EX-1	4	EXISTING TREE- DECIDUOUS	MALUS SARGENTII	SARGENT CRABAPPLE	8'-10"	
EX-2	6	EXISTING TREE- DECIDUOUS	ROBINIA PSEUDOACACIA	BLACK LOCUST	12'-18"	
Z	5	TREE- DECIDUOUS	CERCIS CANADENSIS	EASTERN REDBUD	2" GAL	
A	4	TREE- DECIDUOUS	MALUS SARGENTII	SARGENT CRABAPPLE	2" GAL	8 & 8
B	4	TREE- DECIDUOUS	CRATAEGUS VIRIDIS WINTER KING	GREEN HAWTHORN	2" GAL	8 & 8
C	3	TREE- CONIFER	ABIES NORDMANNIANA	CAUCASIAN FIR	48" H	8 & 8
D	7	TREE- CONIFER	THUJA OCCIDENTALIS 'YELLOW RIBBON'	AMERICAN ARBORVITAE	60" H	8 & 8
E	4	TREE- CONIFER	JUNIPERUS COMPLANATUS 'GOLD CONE'	COMMON JUNIPER	36" H	CONTAINER
F	18	SHRUB- DECIDUOUS	ELONIMYS ALTUS 'COMPACTUS'	DWARF-WINGED BURNING BUSH	18" H	#3 CONTAINER
G	36	SHRUB- CONIFER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	CREeping JUNIPER	12'-18" H	#3 CONTAINER
H	18	SHRUB- CONIFER	ILEX MESSEYIAE 'BLUE PRINCESS'	BLUE HOLLY	12'-18" H	#3 CONTAINER
J	21	SHRUB- CONIFER	TAXUS MEDIA 'GEMSPRANK'	YEW	18" H	#3 CONTAINER
K	6	SHRUB- DECIDUOUS	BERBERIS THUNBERGII	BARBERRY	12'-18" H	#3 CONTAINER
L	7	PLANT- PERENNIAL	HEMEROCALLIS	STELLA D'ORO DAYLILIES	10"-12" H	CONTAINER
M	7	PLANT- PERENNIAL	HOSTA FORTUNE 'FRANCEE'	FRANCIS WILLIAMS HOSTA	NO.1	CONTAINER
N	4	ORNAMENTAL GRASS	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS		CONTAINER

25 TREES REQUIRED, 31 PROVIDED
60 SHRUBS REQUIRED, 97 PROVIDED

SITE PLAN
SCALE: 1" = 20'-0"

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT INFORMATION:
PROPOSED RETAIL FACILITY
3900 MARKET STREET
YOUNGSTOWN, OH

PROJECT NUMBER: **19-0806**
PROJECT ISSUE DATE: **Issue Date**

SHEET NO: **AS1.1**

AC-2020-30 1319 Meadowood Cir.- Area Variance

APPEAL CASE AC-2020-30

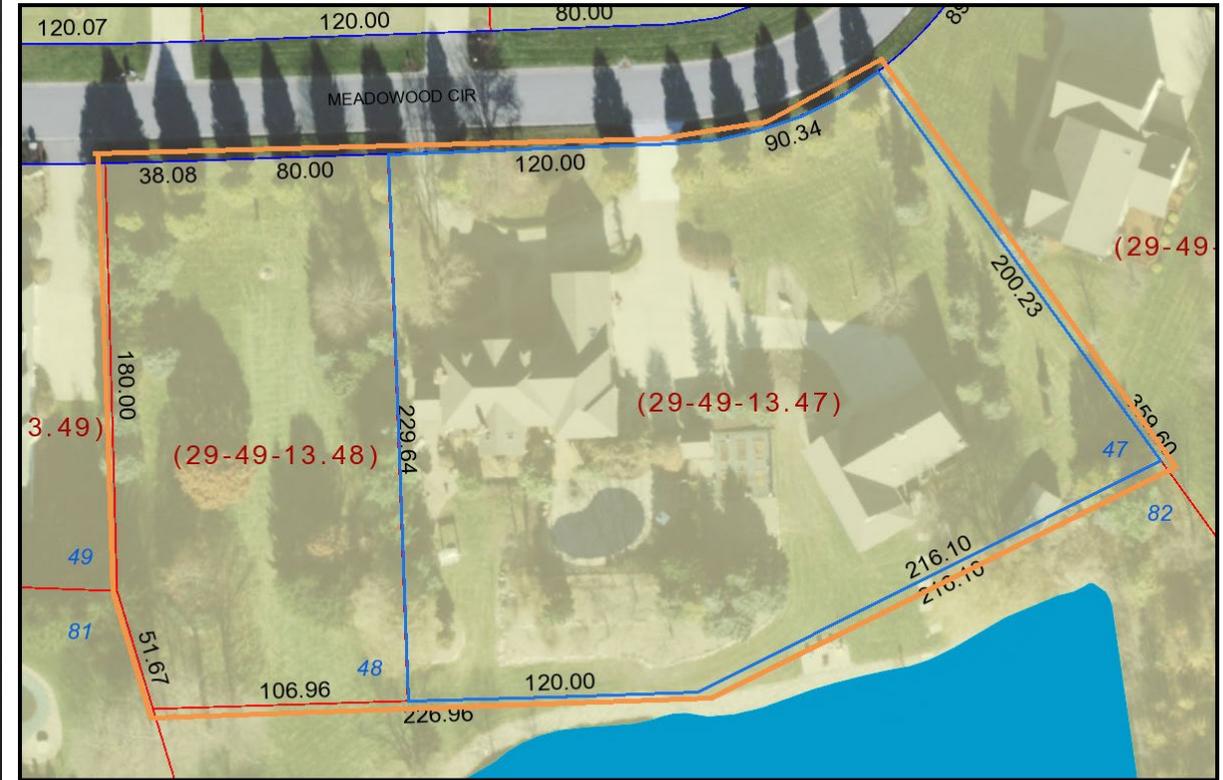
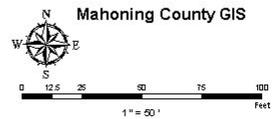
Daniel & Mary Ann Turner, property owners, 1319 Meadowood Cir., Boardman, Ohio 44514, requests a variance from the terms of the Boardman Township Zoning Resolution, effective October 9, 2019, Article V. Residential R-1, E. Fencing in order to run a four (4) foot high fence in the front yard and along both side property lines. The property is further known as LOT 47 210.34 X 229.64 IRR REPLAT LOTS 46 & 47 THE FOREST PLAT NO 2; LOT48,118.08X131.67IRR,FORESTHILLSPL2, Parcel 29-049-0-013.47-0; 29-049-0-013.48-0. Said property is zoned R-1 Residential, in Boardman Township, Mahoning County, State of Ohio.

AC-2020-30 1319 Meadowood Cir.- Area Variance



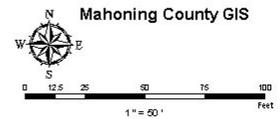
Map Legend

- Search Results: Properties
 Override 1
 DISTRICT LINES
 CITY-LINE
 COUNTY-LINE
 SCHOOL-LINE
 TOWNSHIP-LINE
 VILLAGE-LINE
 DISTRICT INDEX



Map Legend

- Search Results: Properties
 Override 1
 DISTRICT LINES
 CITY-LINE
 COUNTY-LINE

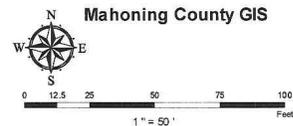


AC-2020-30 1319 Meadowood Cir.- Area Variance



Map Legend

- | | | | | |
|----------------|---------------|----------------|-----------------|--------------|
| DISTRICT LINES | SCHOOL-LINE | DISTRICT INDEX | FAIR | PARK/SPECIAL |
| CITY-LINE | TOWNSHIP-LINE | BASE MAP PARKS | WATER RESERVOIR | |
| COUNTY-LINE | VILLAGE-LINE | BIKEWAY | PARK | |



August 14, 2020



AC-2020-31 7840 Glenwood Ave.- Area Variance

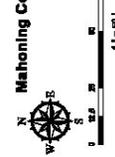
APPEAL CASE AC-2020-31

Charles T. Miner, property owner, 7840 Glenwood Ave., Boardman, Ohio 44512, requests a variance from the terms of the Boardman Township Zoning Resolution, effective October 9, 2019, Article V. Residential R-1, D. Private Garages & other outbuildings in order to build a 30 x 40 garage for a total garage size of twelve hundred (1200) square feet. The property is further known as LOT 38 100 X 435.64 ETHEL SIMON CROSS PLAT 1, Parcel 29-100-0-078.00-0. Said property is zoned R-1 Residential, in Boardman Township, Mahoning County, State of Ohio.

AC-2020-31 7840 Glenwood Ave.- Area Variance



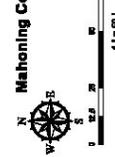
September 2, 2020
 Mahoning County GIS



- Map Legend**
- Search Results: Properties
 - Overfile 1
 - DISTRICT LINES
 - CITY-LINE
 - COUNTY-LINE
 - SCHOOL-LINE
 - TOWNSHIP-LINE
 - VILLAGE-LINE
 - DISTRICT INDEX



September 2, 2020
 Mahoning County GIS

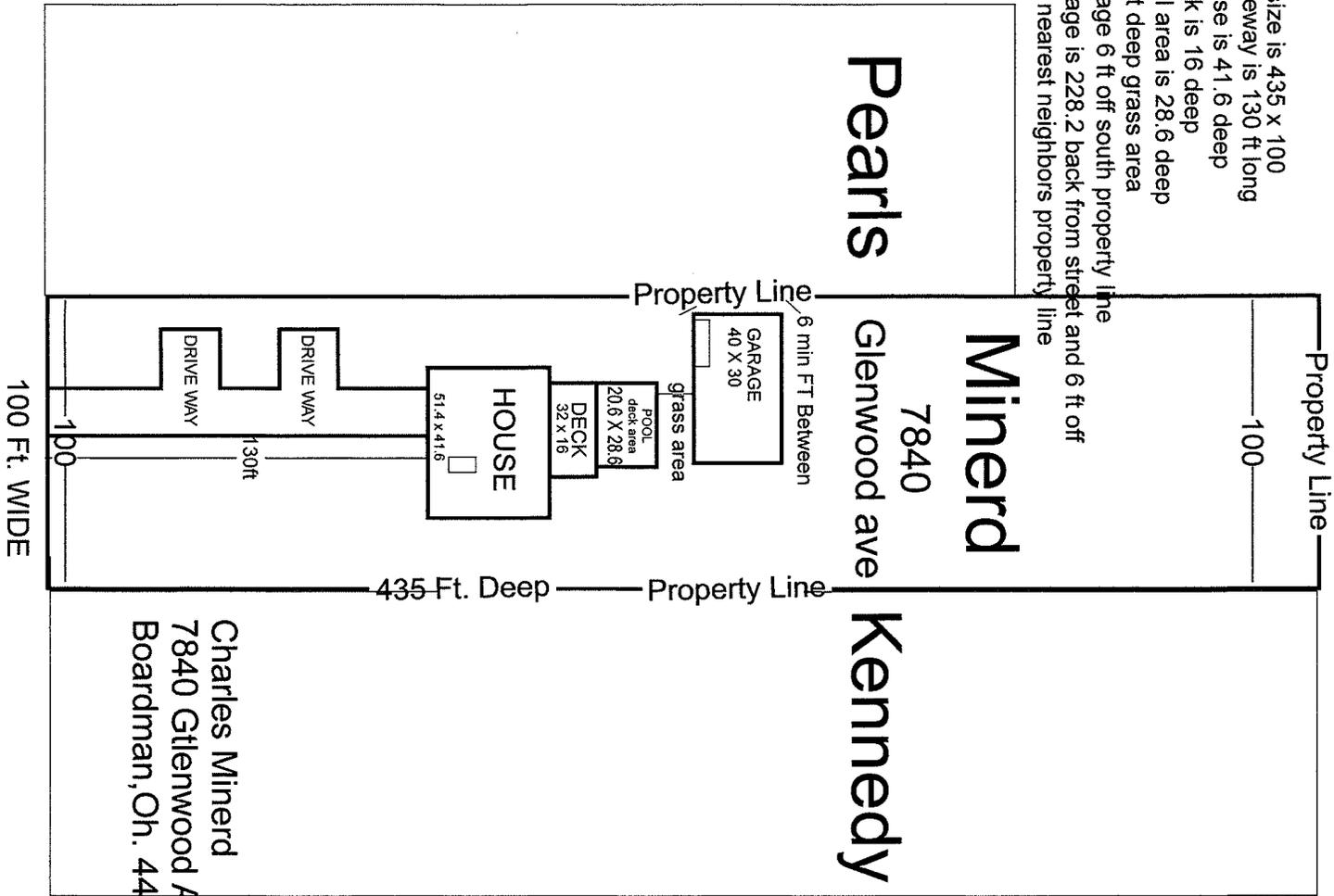


- Map Legend**
- Search Results: Properties
 - Overfile 1
 - DISTRICT LINES
 - CITY-LINE
 - COUNTY-LINE

AC-2020-31 7840 Glenwood Ave.- Area Variance

Article 5 Section D Property Tax Parcel 29-100-0-078.00-0 Lot38 100x435.64

lot size is 435 x 100
 driveway is 130 ft long
 house is 41.6 deep
 deck is 16 deep
 pool area is 28.6 deep
 12 ft deep grass area
 garage 6 ft off south property line
 garage is 228.2 back from street and 6 ft off
 the nearest neighbors property line



Pearls
Minerd
 7840
 Glenwood ave
Kennedy

Charles Minerd
 7840 Glenwood Ave.
 Boardman, Oh. 44512